

| Defined Expense Reimbursement Limits | |
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| Property Inspections | |
| Description | Maximum Reimbursement Amount |
| Interior Property Inspection | \$45/inspection |
| Exterior Property Inspection | \$30/inspection |
| Insured Loss Repair Inspection | \$60/inspection |
| Workout Expenses | |
| Mortgage Release document preparation cost | up to \$500 each, upon completion |
| Escrow Expenses | |
| Taxes | Actual amount(s) that the servicer advanced to cover real estate tax payments when the escrow account has insufficient funds to pay the expense in a timely manner (see <i>Advancing Funds to Cover Expenses</i> in B-1-01, Administering an Escrow Account and Paying Expenses and <i>Reimbursement for Escrow Advances</i> in this topic for further details). |

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| Tax Penalties and Late Charges | <ul style="list-style-type: none"> • Late charges and penalties are not payable on escrowed mortgage loans. • The first set of late charges and penalties for each tax type, for non-escrowed mortgage loans. |
| HOA Dues | From the foreclosure sale date up to the REO sale date (disposition). Reimbursement of dues incurred prior to the foreclosure date will be decided per each state's statutes. |
| Property and Flood Insurance | <p>Actual amount(s) that the servicer advanced to cover property and/or flood insurance premiums when the escrow account has insufficient funds to pay the expense in a timely manner, less any applicable unearned premium refund amount the servicer received when a policy is canceled. Fannie Mae will reimburse the servicer for such advances for a period of up to 14 days after</p> <ul style="list-style-type: none"> • the date of the foreclosure sale or acceptance of an executed Mortgage Release, • the closing date for a short sale, or • for a third-party sale the later of the date the sale is completed (including funds received), or when applicable, the date the court confirms or ratifies the sale. <p>See <i>Reimbursement for Escrow Advances</i> in this topic for further information. See also E-4.4-02, Remitting Property Insurance Settlement Proceeds or Unearned Premium Refunds and E-4.4-04, Remitting Flood Insurance Settlement Proceeds or Unearned Premium Refunds</p> |
| Technology Fees and Electronic Invoicing | |

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| Description | Maximum Reimbursement Amount |
| Technology Fees | \$25/mortgage loan for life of the default |
| Electronic Invoicing | \$10/life of mortgage loan; \$5 for submission of electronic invoice relating to a foreclosure and an additional \$5 if a bankruptcy is filed on the same mortgage loan |
| Property Preservation | |
| Description | Maximum Reimbursement Amount |
| A. Securing | |
| Knob lock or Knob lock with deadbolt | \$60 each |
| Padlock or Hasp and Padlock | \$40 each |
| Slider lock/Window lock | \$25 each |
| Boarding | \$0.90/united inches (UI) |

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| Clearboarding | <p>Small (≤ 72 UI) = \$185</p> <p>Large ($> 72$ UI) = \$285</p> |
| Repair/Replace Windows | <p>Standard ($\leq 36'' \times 36''$) = \$150</p> <p>Large ($> 36'' \times 36''$) = \$200</p> <p>Life of loan cap = \$600</p> |
| Security Door | \$250/door |
| Repair/Replace Exterior Door | \$350 for the life of the mortgage loan |
| Repair/Replace Exterior Door Jamb | \$300 for the life of the mortgage loan |
| Cover Exterior Dryer Vent | \$25 each — 1 per unit for the life of the mortgage loan |
| Repair Garage Door | \$100/door for the life of the mortgage loan |
| Pool Covers | \$1,200 for the life of the mortgage loan |
| Repair/Replace Fence | \$300 for the life of the mortgage loan |
| Repair/Replace Gate | \$300 for the life of the mortgage loan |

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| Repair/Replace Lanai | \$300 for the life of the mortgage loan |
| B. Yard Service | |
| Initial Grass Cut and Desert Landscaping (Less than 12" height) | <p>For the life of the mortgage loan:</p> <p>Less than 10,000 sq ft — \$125 each</p> <p>10,001 — 15,000 sq ft — \$175 each</p> <p>15,001 — 25,000 sq ft — \$200 each</p> <p>25,001 — 35,000 sq ft — \$225 each</p> <p>35,001 — 43,560 sq ft — \$250 each</p> |
| Grass Re-cut and Desert Landscaping | <p>Per instance:</p> <p>Less than 10,000 sq ft — \$80 each</p> <p>10,001 — 15,000 sq ft — \$100 each</p> <p>15,001 — 25,000 sq ft — \$125 each</p> <p>25,001 — 35,000 sq ft — \$150 each</p> <p>35,001 — 43,560 sq ft — \$175 each</p> |
| Trim Trees/Shrubs/Vines | \$500/calendar year |
| C. Winterization | |
| Dry Winterization | \$150 for the first unit for the life of the mortgage loan |

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| Wet/Steam Winterization | \$220 for the first unit for the life of the mortgage loan |
| Radiant Winterization | \$260 for the first unit for the life of the mortgage loan |
| Additional unit of any type of winterization | \$100 each for the life of the mortgage loan |
| Re-Winterize | \$50 each/calendar year |
| D. Health and Safety | |
| Cleaning Refrigerator and Stand Alone Freezer | \$100 each |
| Moisture Control | \$30 per product, \$360/calendar year |
| Address Discoloration | \$400 for the life of the mortgage loan |
| Cleaning Toilet | \$75 each, \$375 maximum for the life of the loan |
| Capping Wires | \$1 each |
| Capping Gas/Water/Sewer Lines | \$25 each |

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| Extermination | \$100/calendar year |
| Repair/Replace Deck | \$300 for the life of the mortgage loan |
| Install/Repair/Replace Exterior Handrails | \$300 for the life of the mortgage loan |
| Repair/Replace Steps | \$150 for the life of the mortgage loan |
| <p>E. Raw Garbage, Perishable Debris, and Personal Property</p> <p>*Combined maximum of 10 cubic yards for the life of the mortgage loan</p> | |
| Raw Garbage and Perishable Debris — Interior/Exterior | *\$50/cubic yard |
| Move Personal Property — Interior/Exterior | *\$20/cubic yard |
| Dead Vermin/Animal Removal | \$75 for the life of the mortgage loan |
| Roof Cleaning | \$100/calendar year |
| <p>F. Additional Allowable Items</p> | |

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| Aerial Imagery Report | \$65 for the life of the mortgage loan |
| Address Posting | \$50 for the life of the mortgage loan |
| Chimney Cap | \$250/cap — 2 per unit for the life of the mortgage loan |
| Clean/Reattach Gutters | \$100/calendar year |
| Repair/Replace Gutters | \$300/calendar year |
| Snow Removal | \$100 each clearing, \$500/calendar year |
| Repair/Replace Sump Pump | \$300 for the life of the mortgage loan |
| Utility Transfers and Shut Off | \$100 for one time shut off/transfer fee of each |
| Utility Service | \$2,000 per initial utility service, \$200 per service per month for the life of the mortgage loan |
| Police/Fire Report | \$50 for the life of the mortgage loan |
| Emergency Pump Water | \$500 for the life of the mortgage loan |

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| Graffiti Removal | \$200 for the life of the mortgage loan |
| Repair/Replace Fascia | \$160 for the life of the mortgage loan |
| Repair/Replace Soffits | \$200 for the life of the mortgage loan |
| Plumbing Services | \$150 for the life of the mortgage loan |
| Vacancy Notice Posting | \$35 for the life of the mortgage loan |
| G. Damaged Properties | |
| Patch/Repair Roof | \$800 for the life of the mortgage loan |
| Tarp Roof | \$600 for the life of the mortgage loan |
| H. Code Violations | |
| Code Violations/Citations | \$1,000 per fine/fee/lien \$3,000 for the life of mortgage loan |
| I. Registration | |
| Property Registration | Actual cost to register per local requirement |